

## 2 Bedroom Apartment for Sale in Larnaca

This project is located in the prestigious Port and Marina area of Larnaca, just minutes from the city center. All essential amenities, the Finikoudes tourist area, and the five-star Radisson Blue Hotel are within walking distance. The complex consists of 11 residential units, including 2 penthouses on the 4th floor, one of which features a private swimming pool. Additionally, penthouse residents will benefit from individually installed solar photovoltaic systems, ensuring enhanced energy efficiency and comfort. The Project has EPC certificate with "B" Energy Efficiency Rating.



### Property Info

### Plot / Area Info

Covered Area **148**

Covered Veranda **71**

### Additional info

Reference Number **A0356-402**

Property type **Apartment**

Condition **Pre-Owned**

### Amenities

### Location

**Location:** Larnaca

Region: **Larnaca**

Coordinates: **34.92805 / 33.63208**

## Price: €350 000 + VAT

VAT for this property is **€17,500** or **€66,500**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€10 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 365.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
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## Price change history

€350 000 on Jan 10, 2026



